



Punjab Government Gazette

EXTRAORDINARY

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GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-II BRANCH)
NOTIFICATION
The 29th April, 2025

No. H-U-12020/133/2025-6HG2/I/1086605/2025.- In pursuance of the decisions taken in the meetings held under the chairmanship of the Chief Secretary, Punjab dated 20.03.2025 and 02.04.2025 regarding strengthening of Invest Punjab's One-Stop Office and Single Window Portal for promoting Ease of Doing Business and in exercise of the powers conferred under the Punjab Regional and Town Planning and Development Act, 1995, the Governor of Punjab is pleased to exempt the factory establishments, **in existence prior to 12.06.2018**, from the applicable Punjab Urban Planning and Development Building Rules 2021, to the extent mentioned below:

1. **In cases of modification or expansion of the structure within the same premises**, where the site boundary remains unchanged and the building plans were approved under the Factories Act, 1948, the provisions of the Punjab Urban Planning and Development Building Rules, 2021 shall not apply. This exemption is subject to adherence to final fire NOC, structural safety standards, and the guidelines of the Punjab Pollution Control Board (PPCB).

However, in such cases where 'Change of Land Use' (CLU) permission was not obtained and the factory was established after 16.08.2007, prevalent charges (charges applicable at the time of approval from Competent Authority) shall be levied subject to compliance with the Master Plan provisions.

2. **In cases where additional adjacent land is added to the existing site**, where building plans have been approved under the Factories Act, 1948, the provisions of the PRTPD Act and the prevailing Building Rules shall apply only to the newly added area, which shall conform to the applicable Master Plan and siting guidelines issued from time to time. The applicant shall obtain building plan approval for the newly added area from the Competent Authority.

However, the existing premises and structures shall continue to be governed under the Factories Act, 1948. This is subject to compliance with final fire NOC, structural safety standards, and PPCB guidelines.

Furthermore, in such cases where CLU permission was not obtained but the factory was established after 16.08.2007, prevalent charges (charges applicable at the time of approval from Competent Authority) shall be levied subject to compliance with the Master Plan provisions.

3. **For factory establishments existing prior to 12.06.2018 without any prior approval under the Factories Act, 1948**, exemption from the applicable Punjab Urban Planning and Development Building Rules 2021 shall be granted and may be considered for regularization under the Factories Act, 1948 subject to the following conditions:

- i. Submission of verifiable evidence of commercial production prior to 12.06.2018
- ii. The Competent Authority for granting approval shall ensure compliance with the provisions of the applicable Master Plan and siting guidelines issued from time to time;
- iii. Adherence to final fire NOC, structural safety norms, and PPCB guidelines;
- iv. The Competent Authority shall ensure recovery of applicable charges (rates at the time of approval are applicable) shall be levied subject to compliance with the Master Plan provisions.

This issues with the approval of Competent Authority.

Chandigarh
The 25th April, 2025

VIKAS GARG, IAS
Principal Secretary, Govt. of Punjab,
Department of Housing & Urban Development, Punjab.